# **FLAT 2, TITHEBARN STREET, KESWICK**











# **Flat 2, Tithebarn Street,**

KESWICK, Cumbria, CA12 5ED

#### **Brief Résumé**

Fabulous location, situated in the heart of Keswick town. The Getaway is a generously proportioned two bedroomed first floor apartment. Perfect as a Lake District retreat, permanent home or a holiday letting apartment. Must be viewed internally.

## **Description**

Situated in the heart of the town, the property is within easy walking distance of all the shops, cafes, restaurants and pubs that Keswick has to offer. Derwentwater Lake and the Famous Theatre by the Lake are a short stroll away and the Bus terminal is on the doorstep to access all the Lake District National Park hotspots.

Flat 2 is well laid out with spacious living accommodation and wonderfully presented. As you approach the property, the entrance is to the side of The Herdy shop. The front door enters a small vestibule with space to hang coats and a staircase to the first floor. The landing gives assess to all rooms and is full of natural light coming from a large Velux to the roof. Straight ahead you are greeted with a great sized open plan kitchen/dining/living room. The kitchen



area is contemporary in style and has a full range of wall and base units with fully integrated appliances. There is a seating area that divides the kitchen to the lounge. The lounge has two large windows looking to the front aspect with views of the fells and flooded with natural light.

Return to the landing and a modern shower room can be found with large walk-in shower. Bedroom one is to the end of the landing, this room is a double bedroom with dual aspect windows with fell views and a large storage cupboard. Bedroom two is a small double or good size single with a window to the front aspect.

#### **Accommodation:**

#### **Entrance Vestibule**

Entrance door. Space to hang coats. Staircase to first floor.

# Landing

Access to all rooms. Velux to roof. Loft access. Electric programmable heater. Airing cupboard housing hot water tank.

# **Open Plan Living Room/Dining Area**

Two windows looking to the front aspect with fell views. Wood flooring. Two Electric programmable heaters. Open to:

#### Kitchen

Full range of wall, drawer and base units with contrasting work tops and tile splashbacks. One and a half bowl sink and drainer. Integrated electric oven and hob with extractor above. Integrated fridge/freezer, slimline dishwasher and washer/dryer machine. Wood floor. Window to the front aspect. Dining table with chairs.

#### **Bedroom One**

Large double bedroom. Dual aspect windows with views. Electric slimline heater. Storage cupboard.

#### **Bedroom Two**

Small double or large single. Window to front aspect. Electric heater.

#### **Shower Room**

Large walk-in shower. WC. Wash hand basin. Ladder style radiator. Tiled to floor and walls. Recess lighting. Window.





#### **Services**

Mains electricity, water and drainage connected. Heating provided by electric heaters in each room. Hot water tank located in the airing cupboard on the landing.

#### **Tenure**

Leasehold held on a 250 year lease from 1 January 2022. Buildings insurance is organised by the freeholder and apportioned to each property.

#### **Council Tax**

Edwin Thompson is advised by our client and identifies the property to be within "Band C". The Cumberland Council website quotes the total council tax for 2024/25 as £2124.34.

### **Agents Notes**

This property has been run as a successful holiday let. Pets allowed.

#### Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

# Edwin Thompson &

# **Mobile phone and Broadband services**

CA12 5ED Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	✓	Х	✓	Х
	Outdoor	✓	Х	✓	Х
Vodafone	Indoor	✓	X	✓	✓
	Outdoor	✓	Х	✓	✓
O2	Indoor	✓	✓	✓	Х
	Outdoor	✓	✓	✓	Х
EE	Indoor	✓	Х	✓	✓
	Outdoor	✓	Х	<b>✓</b>	<b>✓</b>

<sup>✓</sup> Good Coverage O You may experience problems x No coverage 5G x Not yet available in this area

# Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



CA12 5ED Broadband

FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Average in CA12 5ED in the last 12 months:

◆ Download: 33.4 Mbps

↑ Upload: 5.1 Mbps

\*Information provided by the thinkbroadband.com website.

REF: K2965317



<sup>\*</sup>Information provided by the signalchecker.co.uk website

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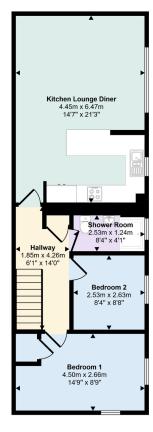
W: edwinthompson.co.uk

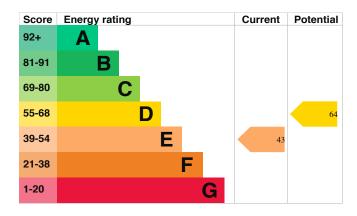
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Approx Gross Internal Area 61 sa m / 661 sa ft







Floorplan

Berwick upon Tweed Carlisle Galashiels Kendal Keswick Newcastle Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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